TITLE EXCEPTION NOTES

SCHEDULE B SECTION 2 OF COMMITMENT FOR TITLE INSURANCE NO. PACLT18-0445, EFFECTIVE DATE 1/3/2018, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, INCLUDES THE FOLLOWING EXCEPTIONS:

10. RIGHT OF WAY AS IN MISC. DEED BOOK 21 PAGE 463 [DOES NOT AFFECT PREMISES, LOCATION IS SOUTH OF ROUTE 202]].
11. RIGHTS AND PRIVILEGES AS IN DEED BOOK P-17 PAGE 257 [RIGHTS AND PRIVILEGES NOT SPECIFIED, NOT PLOTTABLE].
12. RIGHTS AS IN DEED BOOK R-21 PAGE 249 [RESERVATION OF 33' WIDE R/W, DOES NOT AFFECT PREMISES, LOCATION IS SOUTH OF ROUTE 202; SUBJECT TO UNSPECIFIED LOCATION OF EASEMENT TO SOCONY VACUUM OIL COMPANY].
13. RIGHTS GRANTED TO SOCONY-VACUUM OIL COMPANY AS IN MISC. DEED BOOK 85 PAGE 40 [35' WIDE EASEMENT, LOCATION NOT PLOTTABLE FROM DESCRIPTION, PRESUMED LOCATION PLOTTED].
14. RIGHT OF WAY GRANTED TO TRANSCONTINENTAL GAS PIPE LINE CORPORATION AS IN MISC. DEED BOOK 95 PAGE 97 [75' PIPELINE RIGHT OF WAY, REFERENCED PLAN NOT INCLUDED, NOT PLOTTABLE]; SUPPLEMENTAL AGREEMENTS AS IN MISC. DEED BOOKS 102 PAGE 142 [RIGHT TO INSTALL ADDITIONAL PIPELINE WITHIN 75' RIGHT OF WAY, NOT PLOTTABLE], 150 PAGE 177 [RIGHT TO INSTALL POLE AND UNDERGROUND CABLE WITHIN 75' RIGHT OF WAY, REFERENCED PLAN NOT INCLUDED, NOT PLOTTABLE] AND 159 PAGE 418 [RIGHT TO INSTALL ADDITIONAL PIPELINE WITHIN 75' RIGHT OF WAY, REFERENCES CROSSING RTE. 29 AND T-488 WHICH LIKELY PLACES THE 75' RIGHT OF WAY NORTH OF FLAT ROAD AND NOT AFFECTING PREMISES]. (NOTE: BUCKEYE PIPELINE IS THE ONLY PIPELINE TO RESPOND TO PA UTILITY ONE-CALL AS HAVING UTILITIES ON THE PREMISES, AND BUCKEYE IDENTIFIES ONLY A SINGLE 8" PIPELINE)
15. RIGHT OF WAY GRANTED TO SOCONY-VACUUM OIL COMPANY AS IN MISC. DEED BOOKS 85 PAGE 27 [DOES NOT AFFECT PREMISES, LOCATION IS NORTH OF LAPP ROAD], 84 PAGE 141 [BLANKET EASEMENT, NOT PLOTTABLE, PRESUMED LOCATION PLOTTED] AND 83 PAGE 317 [BLANKET EASEMENT, NOT PLOTTABLE, PRESUMED LOCATION PLOTTED].
16. RESTRICTIONS AS IN DEED BOOK Z-23 PAGE 133 [USE RESTRICTIONS NOT PLOTTABLE, RELEASED BY 174/320]; RELEASE THERETO AS IN MISC. DEED BOOK 174 PAGE 320 [RELEASES DEED RESTRICTIONS IMPOSED UNDER Z-23/133].
17. EXCERPT AS IN DEED BOOKS Q-24 PAGE 36 [AREAS OF TAKING FOR PUBLIC HIGHWAYS TO BE LAID OUT AND ESTABLISHED, PRESUMABLY RTE. 202 AND RELOCATION OF RTE. 401], AND X-22 PAGE 459 [AREAS OF TAKING FOR PUBLIC HIGHWAYS TO BE LAID OUT AND ESTABLISHED, PRESUMABLY RTE 202].
18. RIGHT OF WAY GRANTED TO SOCONY-VACUUM OIL COMPANY AS IN MISC. DEED BOOK 85 PAGE 40 [SAME DOCUMENT AS EXCEPTION #13 ABOVE].
19. RIGHT OF WAY AS IN MISC. DEED BOOK 76 PAGE 518 [DOES NOT AFFECT PREMISES, SUBJECT PROPERTY LOCATED ADJACENT TO TREDYFFRIN TOWNSHIP AND CHURCH ROAD].
20. RIGHTS GRANTED TO DEFENSE PLANT CORP. AS IN MISC. DEED BOOK 79 PAGE 400 [NOT PLOTTABLE, PROVIDED DOCUMENT IS MISSING PAGE 402 CONTAINING DESCRIPTION OF RIGHT OF WAY, PRESUMED LOCATION PLOTTED].
21. AGREEMENT APPEARING IN VARIOUS CONVEYANCES AND SPECIFICALLY IN DEED BOOK B-22 PAGE 235 [WAIVER OF CLAIMS FOR DAMAGES, NOT PLOTTABLE].
22. CONTRACT AND COVENANT UNDER ACT 515 AS IN MISC. DEED BOOK 298 PAGE 264 [NOT A SURVEY MATTER, NOT PLOTTABLE].
23. RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY AS IN MISC. DEED BOOKS 107 PAGE 540 [DOES NOT AFFECT PREMISES, SUBJECT PROPERTY(IES) IS/ARE SOUTH OF PREMISES ON OLD MOREHALL ROAD], 116 PAGE 213 [DOES NOT AFFECT PREMISES, SUBJECT PROPERTY IS ON EAST SIDE OF MOREHALL ROAD], 128 PAGE 348 [DOES NOT AFFECT PREMISES, SUBJECT PROPERTY IS ADJACENT TO MOREHALL ROAD], 152 PAGES 427 [DOES NOT AFFECT PREMISES, SUBJECT PROPERTY IS ADJACENT TO MOREHALL ROAD] AND 433 [DOES NOT AFFECT PREMISES, SUBJECT PROPERTY IS ADJACENT TO MOREHALL ROAD] AND MISC. DEED BOOK 172 PAGE 930 [DOES NOT AFFECT PREMISES, SUBJECT PROPERTY IS ADJACENT TO MOREHALL ROAD NORTH OF SWEDESFORD ROAD].
24. NOTICE OF CONDEMNATION AS IN MISC. DEED BOOKS 181 PAGE 425 [CONDEMNATION FOR RTE. 202 RIGHT OF WAY, RTE. 202 RIGHT OF WAY LINES PLOTTED] AND 188 PAGE 487 [CONDEMNATION FOR RTE. 202 RIGHT OF WAY, RTE. 202 RIGHT OF WAY LINES PLOTTED] AND RECORD BOOK 7991 PAGE 682 [CONDEMNATION FOR RTE. 202 RIGHT OF WAY, RTE. 202 RIGHT OF WAY LINES PLOTTED].
25. AGREEMENT AS IN MISC. DEED BOOK 140 PAGE 573 [RIGHT TO USE LINE OF POLES FOR ELECTRICITY, APPROXIMATION LOCATION PLOTTED, DOES NOT AFFECT PREMISES].
26. AGREEMENT AS IN MISC. DEED BOOK 52 PAGE 240 [RELEASE OF PRIOR AGREEMENT WHICH BURDENED KNICKERBOCKER PROPERTY, NOT PLOTTABLE].
27. CONDITIONS AS IN DEED BOOK O-30 PAGE 411 [AGREEMENT TO PAY FOR STONE, NOT PLOTTABLE, RESCINDED BY 162/955]; AGREEMENT RESCINDING CONDITIONS AS IN MISC. DEED BOOK 162 PAGE 955 [RESCINDS AGREEMENT TO PAY FOR STONE IN O-30/411].
28. AGREEMENT TO GRANT PERMISSION TO ENTER PREMISES TO CONSTRUCT, WIDEN AND IMPROVE ROADWAY AS IN RECORD BOOK 1276 PAGES 199 [WIDENING OF RTE. 29 AT 202 INTERCHANGE, NOT PLOTTABLE, REFERENCED PLAN NOT INCLUDED] AND 205 [WIDENING OF RTE. 29 AT 202 INTERCHANGE, NOT PLOTTABLE, REFERENCED PLAN NOT INCLUDED].
29. DEED OF EASEMENT AS IN RECORD BOOK 2594 PAGES 245 [RTE. 29 R/W, NOT PLOTTABLE, REFERENCED PLAN NOT INCLUDED] AND 249 [RTE. 29 R/W, NOT PLOTTABLE, REFERENCED PLAN NOT INCLUDED].
30. DECLARATION OF ACCESS AND UTILITY EASEMENT AS IN RECORD BOOK 4919 PAGE 1093 [APPURTENANT EASEMENT OVER LANDS OF WPT LAND 2 LP, PLOTTED].
31. CONDITIONS DISCLOSED BY CHESTER COUNTY PLAN NO. 3752 [SUBDIVISION OF ADJOINING PROPERTY, DOES NOT AFFECT PREMISES].
32. GRANT OF SANITARY SEWER EASEMENT AND SANITARY SEWER PIPELINES AND APPURTENANCES AS IN RECORD BOOK 6765 PAGE 1780 [20' WIDE SANITARY SEWER EASEMENT, PLOTTED].
33. MEMORANDUM OF ANTENNA SITE AGREEMENT AS IN RECORD BOOKS 7448 PAGE 769 [REFERENCED EXHIBIT NOT INCLUDED IN DEED, NOT PLOTTABLE; 10'X20' AREA PRESUMABLY APPLICABLE TO EXISTING CELL TOWER SITE ADJACENT TO RTE. 202], 7552 PAGE 1117 [REFERENCED EXHIBIT NOT INCLUDED IN DEED, NOT PLOTTABLE; 10'X16' AREA PRESUMABLY APPLICABLE TO EXISTING CELL TOWER SITE ADJACENT TO RTE. 202] AND 8747 PAGE 1419 [REFERENCED EXHIBIT NOT INCLUDED IN DEED, NOT PLOTTABLE; 400 SQ. FT. AREA PRESUMABLY APPLICABLE TO EXISTING CELL TOWER SITE ADJACENT TO RTE. 202].
34. OPTION AND LICENSE AGREEMENT AS IN RECORD BOOK 4737 PAGE 619 [APPROXIMATE 50'X50' LEASE AREA PLOTTED; ACCESS/UTILITY EASEMENT METES/BOUNDS ARE NOT PLOTTABLE, CONFIGURATION NOT ASCERTAINABLE, APPROXIMATE LOCATION NOTED ON EXISTING ACCESS ACCESS DRIVE].
35. ASSIGNMENT AND ASSUMPTION OF GROUND LEASE AS IN RECORD BOOK 4784 PAGE 2368 [ASSIGNMENT OF LEASE NOT PLOTTABLE; 50'X50' LEASE AREA.AND ACCESS/UTILITY EASEMENT SAME AS EXCEPTION #34 ABOVE].

GENERAL NOTES

1- BEING CHESTER COUNTY UPI #42-4-19, ADDRESS MILL LANE (PREMISES A)
CHESTER COUNTY UPI #42-4-25.1, ADDRESS 272 LAPP ROAD (PREMISES B)
CHESTER COUNTY UPI #42-4-25.2, ADDRESS LAPP ROAD (PREMISES B)
CHESTER COUNTY UPI #42-4-30, ADDRESS 25 E. SWEDESFORD ROAD (PREMISES C)
CHESTER COUNTY UPI #42-4-42, ADDRESS 367 OLD MOREHALL ROAD (PREMISES D)

2- BOUNDARY INFORMATION FROM FIELD SURVEY BY CHESTER VALLEY ENGINEERS, INC. IN FEBRUARY AND JULY 2018 IN ACCORDANCE WITH WITH PLANS AND DEEDS OF RECORD, AND RECONCILED WITH BOUNDARY CORNER EVIDENCE SHOWN HEREON.

3- PHYSICAL FEATURES FROM A NEW PHOTOGRAMMETRIC MAPPING PERFORMED BY QUANTUM SPATIAL, DULLES, VA, DATE OF AERIAL PHOTOGRAPHY: FEBRUARY 17, 2018.

4- COORDINATES AND BEARINGS BASED ON NAD83 PENNSYLVANIA STATE PLANE, SOUTH ZONE, U.S. SURVEY FOOT ESTABLISHED BY GPS OBSERVATIONS BY CHESTER VALLEY ENGINEERS, INC. UTILIZING TOPCON VIRTUAL NETWORK.

5- SEE TITLE EXCEPTION NOTES FOR THE DISPOSITION OF SCHEDULE B SECTION 2 TITLE EXCEPTIONS INCLUDED IN COMMITMENT FOR TITLE INSURANCE REFERENCED THEREIN.

6- BY GRAPHIC PLOTTING ONLY, PORTIONS OF THE PREMISES SHOWN HEREON LIE WITHIN A ZONE A SPECIAL FLOOD HAZARD AREA (SFHA) AND PORTIONS OF THE PREMISES LIE WITHIN AREAS DESIGNATED 'ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) 42029C0160G, MAP REVISED: SEPTEMBER 29, 2017, ISSUED BY FEMA.

7- WETLANDS SHOWN HEREON WERE DELINEATED ON THE GROUND BY GHD SERVICES, INC., EXTON, PA AND FIELD SURVEYED BY CHESTER VALLEY ENGINEERS, INC..

8- THERE ARE NO STRIPED PARKING SPACES EXISTING ON THE PREMISES.

9- AT THE TIME OF THE FIELDWORK NO EVIDENCE OF RECENT EARTH MOVING WAS OBSERVED.

10- AS OF THE DATE HEREON THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OF WHICH THE UNDERSIGNED HAS BEEN MADE AWARE.

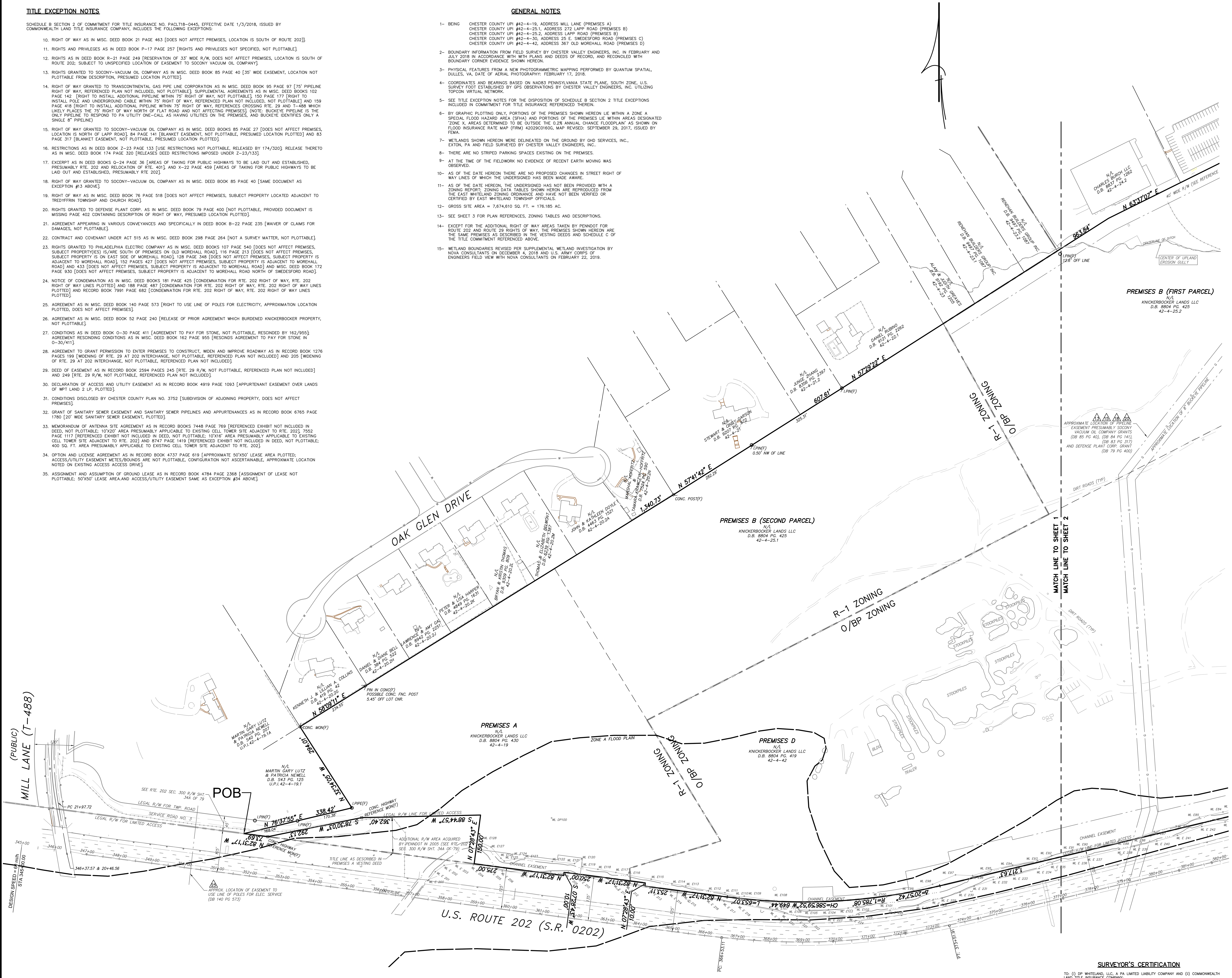
11- AS OF THE DATE HEREON, THE UNDERSIGNED HAS NOT BEEN PROVIDED WITH A ZONING REPORT; ZONING DATA TABLES SHOWN HERON ARE REPRODUCED FROM THE EAST WHITELAND ZONING ORDINANCE AND HAVE NOT BEEN VERIFIED OR CERTIFIED BY EAST WHITELAND TOWNSHIP OFFICIALS.

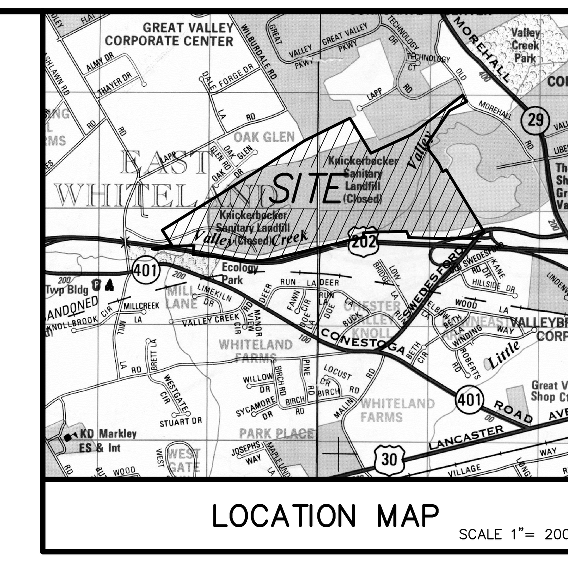
12- GROSS SITE AREA = 7,674,610 SQ. FT. = 176.185 AC.

13- SEE SHEET 3 FOR PLAN REFERENCES, ZONING TABLES AND DESCRIPTIONS.

14- EXCEPT FOR THE ADDITIONAL RIGHT OF WAY AREAS TAKEN BY PENNDOT FOR ROUTE 202 AND ROUTE 29 RIGHTS OF WAY, THE PREMISES SHOWN HEREON ARE THE SAME PREMISES AS DESCRIBED IN THE VESTING DEEDS AND SCHEDULE C OF THE TITLE COMMITMENT REFERENCED ABOVE.

15- WETLAND BOUNDARIES REVISED PER SUPPLEMENTAL WETLAND INVESTIGATION BY NOVA CONSULTANTS ON DECEMBER 4, 2018 AND U.S. ARMY CORPS OF ENGINEERS FIELD VIEW WITH NOVA CONSULTANTS ON FEBRUARY 22, 2019.





LOCATION MAP SCALE 1"= 2000'

EXISTING FEATURES LEGEND

- EXISTING FENCE LINE
- EXISTING EDGE OF PAVING
- EXISTING GUIDE RAIL
- EXISTING CURB
- FLOOD PLAIN
- STREAM LINE
- EXISTING UNDERGROUND WATER MAIN
- EXISTING UNDERGROUND GAS LINE
- WETLAND FLAG POINTS
- WETLAND DATA POINTS
- EXISTING EASEMENT LINE
- EXISTING PARCEL LINE
- EXISTING ZONING DISTRICT LINE
- I.PIN(F) IRON PIN FOUND
- I.PIPE(F) IRON PIPE FOUND
- MON(F) MONUMENT FOUND
- (1) KEY TO COMMITMENT EXCEPTION NUMBER

SURVEYOR'S CERTIFICATION

TO: (i) DP WHITELAND, LLC, A PA LIMITED LIABILITY COMPANY AND (ii) COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 8, 11, 13, 16, 17 and 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 12, 2018. DATE OF PLAT OR MAP: JULY 20, 2018.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL J. DAVID SHULA LAND SURVEYOR No. 055025-E

3/15/2019

J. DAVID SHULA, PLS LICENSE No. SU055025E

NO.	DATE	REVISION
3	3/15/2019	ADD NOTE #15
2	8/24/2018	BOUNDARY PER ADDT'L PINS FOUND AND RTE. 29 R/W PLANS
1	7/27/2018	NOTES AND DESCRIPTIONS

ALTA/NSPS LAND TITLE SURVEY FOR

DP WHITELAND, LLC

EAST WHITELAND TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

PROJECT NO. 20740
F.B. 1272

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=100'	7/20/2018	JHB/JDS	JDS	

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.____
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 - "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG

SEE SHEET ___ FOR FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: 20180522964

UNIFORM PARCEL IDENTIFIERS: 42-4-19, 42-4-25.1, 42-4-25.2, 42-4-30, 42-4-42

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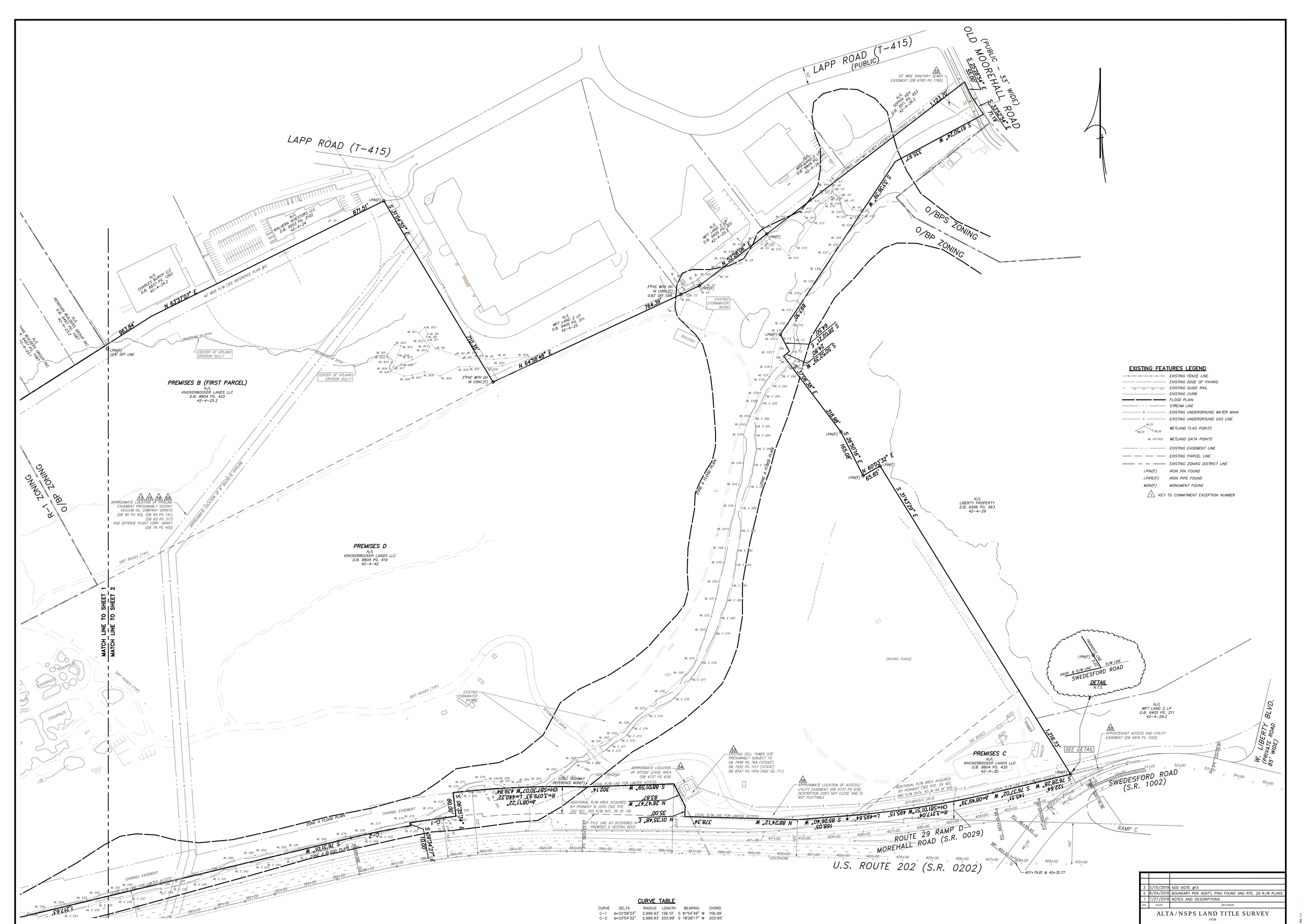

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C-1	Δ=02°58'53"	2,999.93'	156.10'	S 81°54'49" W	156.09'
C-2	Δ=03°54'32"	2,989.93'	203.99'	S 78°28'17" W	203.95'

Scale in Feet
0 20 40 60 80 100 200 300 400
1" = 100'

UNIFORM PARCEL IDENTIFIERS: 42-4-19, 42-4-25.1, 42-4-25.2, 42-4-30, 42-4-42

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.
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EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING LATEST STANDARDS OF THE DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OF THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING"

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CALL 3 WORKING DAYS BEFORE YOU DIG
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ALTA/NSPS LAND TITLE SURVEY
FOR
DP WHITELAND, LLC
EAST WHITELAND TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL
J. DAVID SHULA
LAND SURVEYOR
No. 055025-E

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PROJECT NO. 20740
F.B. 1272

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=100'	7/20/2018	JHB/JDS	JDS	

SHEET 2 OF 3

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REFERENCE PLANS

1. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS RIGHT OF WAY PLANS FOR(L.R. 1042 SECTION 3, APPROVED AND SIGNED BY THE SECRETARY OF HIGHWAYS ON MAY 24, 1967.
2. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS RIGHT OF WAY PLANS FOR ROUTE 29 (S.R. 0029) SECTION 080 R/W (COVER SHEET NOT LOCATABLE, DATE UNKNOWN).
3. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS RIGHT OF WAY PLANS FOR ROUTE 202 (S.R. 0202) SECTION 300 R/W IN 2010.
4. PLAN OF PROPERTY FOR THEODORE S.A. RUBINO, DATED 2/4/1972, BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS (JOB #7308, DWG #1173)
5. PLAN OF PROPERTY FOR THEODORE S.A. RUBINO, DATED 9/30/1974, LAST REVISED 8/19/1988, BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS (JOB #8394, DWG #3158)
6. PLAN OF PROPERTY FOR THEODORE S.A. RUBINO AND SAMUEL A. RUBINO, DATED 2/13/1975, BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS (JOB #8705, DWG #1471)
7. PLAN OF SUBDIVISION FOR THEODORE S.A. RUBINO, DATED 2/27/1981, REVISED 3/19/1981 BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS (JOB #10109, DWG #8069)
8. PLAN OF SUBDIVISION FOR THEODORE S.A. RUBINO, DATED 6/24/1981, REVISED 8/25/1981 BY HENRY S. CONREY, INC. DIVISION OF CHESTER VALLEY ENGINEERS, RECORDED OCTOBER 30, 1981 IN CHESTER COUNTY AS PLAN #3752.
9. PROPOSED SUBDIVISION FOR THOMAS H. LEWIS, DATED 4/2/1979, REVISED 7/17/1979, BY SWK LTD, RECORDED 7/9/1980 IN CHESTER COUNTY AS PLAN #3073
10. PLAN OF LOTS EAST WHITELAND TOWNSHIP OAK GLEN, DATED 8/6/1983, LAST REVISED 11/22/1983, BY PETER KRASAS, JT. & ASSOCIATES, INC, RECORDED 3/5/1984 IN CHESTER COUNTY AS PLAN #4801
11. SUBDIVISION PLAN PARCELS XXXIV, XXXV, XXXVI, XXXVIII, I (SOUTH), TECHNOLOGY DRIVE & LAPP ROAD FOR GREAT VALLEY CORPORATE CENTER, MADE FOR ROUSE AND ASSOCIATES, DATED 5/1/1987, LAST REVISED 10/29/1987, BY YERKES ASSOCIATES, INC., RECORDED 2/18/1988 IN CHESTER COUNTY AS PLAN #7913
12. SUBDIVISION PLAN PARCELS I (SOUTH) & XXXVI PLAN FOR GREAT VALLEY CORPORATE CENTER, MADE FOR ROUSE AND ASSOCIATES, DATED 3/23/1988, LAST REVISED 9/23/1988, BY YERKES ASSOCIATES, INC., RECORDED 6/12/1989 IN CHESTER COUNTY AS PLAN #9408
13. SUBDIVISION PLAN FOR SANDRA U. JESSUP, DATED 8/31/1987, LAST REVISED 5/1/1989, BY EDWARD B. WALSH & ASSOCIATES, INC., RECORDED 9/7/1989 IN CHESTER COUNTY AS PLAN #9655
14. LOT LINE CHANGE PLAN FOR THOMAS R. BRADLEY & LAWRENCE G. McMICHAEL, DATED MAY 23, 1995, REVISED 8/1/1995, BY BEIDEMAN ASSOCIATES, INC., RECORDED 10/3/1995 IN CHESTER COUNTY AS PLAN #13120
15. A.L.T.A./A.C.S.M. LAND TITLE SURVEY FOR LIBERTY PROPERTY LIMITED PARTNERSHIP, DATED MAY 24, 1999, LAST REVISED 2/19/2001, BY YERKES ASSOCIATES, INC.
16. SUBDIVISION PLAN FOR RICHARD M. HALEY, DATED 4/6/2015, LAST REVISED 8/5/2015, BY JMR ENGINEERING, LLC, RECORDED 9/15/2015 IN CHESTER COUNTY AS PLAN #19835

SCHEDULE C DESCRIPTION AND RECITAL

Premises A

ALL THAT CERTAIN tract or parcel of land SITUATE in East Whiteland Township, Chester County, Pennsylvania, identified as Parcel "A" on Index Plan of Property for Knickerbocker Landfill, dated 3/10/1983, by Henry S. Conrey Inc. Division of Chester Valley Engineers, and shown as Parcel "A" on Plan of Property for Theodore S.A. Rubino, dated 9/30/1974, last revised 8/19/1988, by Henry S. Conrey Inc. Division of Chester Valley Engineers (HSC Job #8394, Dwg #3158), and bounded and described as follows:

BEGINNING at a point on the northerly legal right of way line of U.S. Route 202 (L.R. 1042, S.R. 0202) at a corner of lands now or late of A. Addison Roberts; thence from the point of beginning, leaving said Route 202, along said lands of Roberts the following three (3) courses and distances: (1) North 74 degrees 29 minutes 20 seconds East 0.93 feet to a point; (2) North 85 degrees 50 minutes 10 seconds East 340.81 feet to a point; (3) North 23 degrees 21 minutes 50 seconds West 294.07 feet to a marble stone and a corner of lands now or late of Arthur R. Guy; thence along said lands of Guy, North 67 degrees 08 minutes 40 seconds East 919.51 feet to a sand stone and a corner of lands now or late of Helyn Lysak; thence along said lands of Lysak and along other lands now or late of Theodore S.A. Rubino, South 21 degrees 41 minutes 20 seconds East 973.20 feet to a point in Valley Creek; thence leaving Valley Creek and along said other lands of Rubino the following two (2) courses and distances: (1) South 83 degrees 04 minutes 40 seconds West 289.75 feet to a point; (2) South 06 degrees 53 minutes 40 seconds West 41.57 feet to a point on the said northerly legal right of way line of U.S. Route 202; thence along said Route 202 right of way line the following three (3) courses and distances: (1) North 73 degrees 25 minutes 37 seconds West 199.50 feet to a point of offset; (2) South 16 degrees 34 minutes 23 seconds West 10.00 feet to a point; (3) North 73 degrees 25 minutes 37 seconds West 985.41 feet to a corner of said lands of A. Addison Roberts, and the point and place of beginning; and CONTAINING in area 16.730 acres of land, be the same, more or less.
BEING UPI #42–4–19

Premises B

ALL THAT CERTAIN tract or piece of land, hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows: to wit:

BEGINNING at an iron pipe set in concrete a corner of lands of Warner Company and Lowell Gable, thence by land of Robert Rushton North 64 degrees, 45 minutes East, 595.4 feet to a stake, thence by land of Ralph Thomas, North 69 degrees, 30 minutes East 867.9 feet to a limestone; thence by lands of John Lysak, South 25 degrees, 15 minutes East, 710.8 feet to a limestone; thence by lands of Warner Company, South 69 degrees, 30 minutes West, 1508.8 feet to a point; thence by lands of Warner Company, North 23 degrees, 11 minutes, 30 seconds West, 668.9 feet to the place of beginning. CONTAINING 24.05 acres of land more or less.

BEING UPI # 42–4–25.1.

ALSO ALL THAT CERTAIN tract of land being part of the "George Farm", hereditaments and appurtenances, situate in the Township of East Whiteland, County of Chester and Commonwealth of Pennsylvania, bounded and described as follows:
BEGINNING at a stone, a corner of lands of Warner Company and of the Estate of Wilson S. Yerger and in the line of lands of Arthur Guy, Power Wallis and Lowell Gable North 64 degrees, 45 minutes East, 1396.5 feet to a point; thence by other lands of the Warner Company, South 23 degrees, 11 minutes, 30 seconds East, 668 feet to a point; thence also by lands of Warner Company South 69 degrees, 30 minutes West, 1392.9 feet to a point; thence by lands of Estate of Wilson S. Yerger, North 23 degrees, 43 minutes West, 553.7 feet to a stone the place of beginning.

CONTAINING 19.55 acres of land, be the same more or less.

BEING UPI # 42–4–25.2.

TOGETHER with the free and common use, right, liberty and privilege of a right–of–way, 40 feet wide, to Lapp Road, as and for a right–of–way, passageway and watercourse at all times hereafter forever, in common with the owners, tenants and occupiers of other lots of ground bounding thereon and having the use thereof

SUBJECT however to the proportionate part of the expense of keeping said right–of–way in good order, condition and repair at all times hereafter forever.

Premises C

ALL THAT CERTAIN tract or parcel of land SITUATE in East Whiteland Township, Chester County, Pennsylvania, identified as Parcel "H" on Index Plan of Property for Knickerbocker Landfill, dated 3/10/1983, by Henry S. Conrey Inc. Division of Chester Valley Engineers, and shown on Plan of Property for Theodore S.A. Rubino, dated 2/4/1972, revised 9/27/1974 (HSC Job #7308, Dwg #1173), by Henry S. Conrey Inc. Division of Chester Valley Engineers, and bounded and described as follows:
BEGINNING at a point on the northerly legal right of way line of L.R. 1042 (U.S.Route 202, S.R. 0202) at a corner of lands now or late of Martin–Marietta Corp.; thence from the point of beginning, leaving said lands of Martin–Marietta Corp., along said northerly legal right of way line of S.R. 1042 the following four (4) courses and distances: (1) along a curve to the left having a radius of 612.96 feet, an arc length of 201.08 feet and a chord bearing South 55 degrees 30 minutes 15 seconds West 200.18 feet to a point; (2) North 82 degrees 03 minutes 51 seconds West 430.99 feet to a point of offset; (3) South 07 degrees 56 minutes 09 seconds West 15.00 feet to a point; (4) North 82 degrees 03 minutes 51 seconds West 175.86 feet to a corner of other lands now or late of Theodore S.A. Rubino; thence leaving said L.R. 1042, along said other lands of Rubino, North 58 degrees 22 minutes 50 seconds East 718.35 feet to a point on line of said lands of Martin–Marietta Corp.; thence along said lands of Martin–Marietta Corp., South 25 degrees 12 minutes 45 seconds East 367.14 feet to the said northerly legal right of way line of L.R. 1042, and the point and place of beginning; and CONTAINING in area 3.855 acres of land, be the same, more or less.

BEING UPI #42–4–30

Premises D

ALL THAT CERTAIN tract or parcel of land SITUATE in East Whiteland Township, Chester County, Pennsylvania, identified as Parcel "P" on Index Plan of Property for Knickerbocker Landfill, dated 3/10/1983, by Henry S. Conrey Inc. Division of Chester Valley Engineers, and shown on Compiled Plan of Property for Theodore S.A. Rubino, dated 8/28/2013 by Chester Valley Engineers, Inc. (CVE Job #10683), and bounded and described as follows:

BEGINNING at a point on the northerly legal right of way line for limited access of U.S. Route 202, S.R. 0202, at a corner of other lands now or late of Theodore S.A. Rubino (UPI #42–4–30); thence from the point of beginning, leaving said other lands of Theodore S.A. Rubino, along said northerly legal right of way line of U.S. Route 202 the following eleven (11) courses and distances: (1) North 82 degrees 21 minutes 06 seconds West 899.76 feet to a point of curvature; (2) along a curve to the left having a radius of 2,989.93 feet, an arc length of 338.54 feet and a chord bearing North 85 degrees 35 minutes 44 seconds West 338.36 feet to a point of offset; (3) North 01 degrees 09 minutes 39 seconds East 10.00 feet to a point; (4) along a curve to the left having a radius of 2,999.93 feet, an arc length of 261.79 feet and a chord bearing North 88 degrees 39 minutes 39 seconds West 261.71 feet to a point of offset; (5) South 03 degrees 50 minutes 21 seconds East 10.00 feet to a point; (6) along a curve to the left having a radius of 2,989.93 feet, an arc length of 187.46 feet and a chord bearing South 84 degrees 21 minutes 53 seconds West 187.43 feet to a point of tangency; (7) South 82 degrees 34 minutes 07 seconds West 1,217.64 feet to a point of curvature; (8) along a curve to the right having a radius of 1,785.08 feet, an arc length of 653.07 feet and a chord bearing North 86 degrees 57 minutes 02 seconds West 649.44 feet to a point of tangency; (9) North 76 degrees 28 minutes 11 seconds West 254.03 feet to a point of offset; (10) North 13 degrees 31 minutes 49 seconds East 10.00 feet to a point; (11) North 76 degrees 28 minutes 11 seconds West 50.50 feet to a corner of still other lands now or late of Theodore S.A. Rubino; thence leaving said Route 202 right of way, along said still other lands of Rubino the following three (3) courses and distances: (1) North 03 degrees 51 minutes 06 seconds East 41.51 feet to a point; (2) North 80 degrees 02 minutes 06 seconds East 289.75 feet to a point; (3) North 24 degrees 43 minutes 54 seconds West 420.78 feet to a corner of lands now or late of Theodore S.A. and Samuel A. Rubino; thence along said lands of Theodore S.A. and Samuel A. Rubino, and along other lands now or late of Theodore S.A. and Samuel A. Rubino, North 69 degrees 30 minutes 00 seconds East 2,885.74 feet to an iron pin, a corner of lands now or late of Liberty Property Limited Partnership; thence along said lands of Liberty Property Limited Partnership, and along other lands now or late of Liberty Property Limited Partnership, North 71 degrees 00 minutes 00 seconds East 759.00 feet to a point; thence along said other lands of Liberty Property Limited Partnership, along a third lands now or late of Liberty Property Limited Partnership, along a fourth lands now or late of Liberty Property Limited Partnership, along lands now or late of Sophia Keh and through the bed of Old Moorehall Road, crossing over the southwesterly right of way line thereof, North 58 degrees 16 minutes 00 seconds East 1,123.70 feet to a point in Old Moorehall Road (33 feet wide); thence through said Old Moorehall Road, South 19 degrees 41 minutes 00 seconds East 55.00 feet to a point; thence continuing through said Old Moorehall Road, crossing over the northeasterly right of way line thereof, South 28 degrees 05 minutes 00 seconds East 75.20 feet to a point outside the said northeasterly right of way line of Old Moorehall Road; thence crossing through said Old Moorehall Road right of way, re–crossing said northeasterly right of way line and the said southwesterly right of way line thereof, and along a fifth lands now or late of Liberty Property Limited Partnership, South 67 degrees 59 minutes 10 seconds West 336.60 feet to a point; thence along said fifth lands now or late of Liberty Property Limited Partnership, the following seven (7) courses and distances: (1) South 39 degrees 45 minutes 25 seconds West 697.30 feet to an iron pin; (2) South 21 degrees 53 minutes 35 seconds East 65.25 feet to an iron pin; (3) South 57 degrees 01 minutes 25 seconds West 24.75 feet to a point; (4) South 30 degrees 57 minutes 52 seconds East 318.98 feet to an iron pin; (5) South 20 degrees 32 minutes 35 seconds East 165.06 feet to a bent iron pin; (6) North 66 degrees 11 minutes 25 seconds East 66.00 feet to an iron pin; (7) South 25 degrees 30 minutes 00 seconds East 848.96 feet to a corner of the first mentioned lands now or late of Theodore S.A. Rubino; thence along said first mentioned lands of Rubino, South 58 degrees 05 minutes 35 seconds West 718.35 feet to the said northerly legal right of way line for limited access of U.S. Route 202, and the point and place of beginning; and CONTAINING in area 114.58 acres of land, be the same, more or less.

BEING UPI #42–4–42

42–4–19; 42–4–25.1; 42–4–25.2; 42–4–30; 42–4–42

SURVEY DESCRIPTION

ALL THAT CERTAIN tract or parcel of land SITUATE in East Whiteland Township, Chester County, Pennsylvania, shown on ALTA/NSPS Land Title Survey for DP Whiteland, LLC, dated 7/20/2018, last revised 8/15/2018, by Chester Valley Engineers, Inc., Paoli, Pennsylvania, and bounded and described as follows:

BEGINNING at a point on the northerly legal right of way line for limited access of U.S. Route 202 (variable width), which point is also the southerly legal right of way line for township road, Service Road No. 3, leading from Mill Lane (T–488) to the within described premises, as shown on Pennsylvania Department of Transportation Route 202 Section 300 R/W plan sheet 34A of 79; thence from the point of beginning, leaving said Route 202 right of way line, along the easterly terminus of said Legal Right of Way for Township Road and along lands now or late of Martin Gary Lutz and Patricia Newell, crossing over an iron pin found 168.04 feet distant, North 76 degrees 37 minutes 55 seconds East 338.42 feet to a found iron pipe; thence along said lands of Lutz and Newell, North 32 degrees 34 minutes 05 seconds West 294.01 feet to a concrete monument found, a common corner of said lands of Lutz and Newell, other lands now or late of Martin Gary Lutz and Patricia Newell and lands now or late of Kenneth J. and Lillian A. Collins; thence along said lands of Collins, along lands now or late of Daniel and Diane Bell, along lands now or late of Lawrence and Amy Gal, along lands now or late of Peter and Lisa Harper, along lands now or late of Bryan and Kristin Thomas, along lands now or late of Thomas and Elizabeth Belmont, along lands now or late of John and Kathleen Doyle and along lands now or late of Marshall Hoffritz and Tamara Krawczyk–Hoffritz, North 58 degrees 09 minutes 11 seconds East 1,340.73 feet to a found concrete post, a corner of lands now or late of Stewart and Cindy Garson; thence along said lands of Garson and along lands now or late of Junge Zhang, North 57 degrees 41 minutes 42 seconds East 607.61 feet to a found iron pin, a corner of lands now or late of Daniel Rubino; thence along said lands of Rubino, along lands now or late of Alan and Judith Greaves, along lands now or late of Renehan Builders Group, Inc., along other lands now or late of Renehan Builders Group, Inc. and partly along lands now or late of Charles Burch, LLC, North 57 degrees 29 minutes 22 seconds East 963.84 feet to an angle point in said lands of Charles Burch, LLC; thence along said lands of Charles Burch, LLC and along lands now or late of Malvern Investors, LLC, North 63 degrees 37 minutes 07 seconds East 871.51 feet to an iron pin found on line of lands now or late of WPT Land 2, LP; thence along said lands of WPT Land 2, LP the following two (2) courses and distances: (1) South 31 degrees 04 minutes 55 seconds East 710.35 feet to a point; (2) North 64 degrees 58 minutes 48 seconds East 764.39 feet to a corner of other lands now or late of WPT Land 2, LP; thence along said other lands, along second other lands now or late of WPT Land 2, LP, along lands now or late of Sophia Keh and through the bed of Old Moorehall Road (33 feet wide), crossing over the southwesterly right of way line thereof, North 52 degrees 28 minutes 06 seconds East 1,123.70 feet to a point on the title line in said Old Moorehall Road; thence along said title line the following two (2) courses and distances: (1) South 25 degrees 28 minutes 54 seconds East 55.00 feet to a point; (2) South 33 degrees 52 minutes 54 seconds East 71.19 feet to a corner of lands now or late of Liberty Property Limited Partnership; thence leaving said Old Moorehall Road, recrossing said southwesterly right of way line thereof, along said lands of Liberty Property Limited Partnership the following seven (7) courses and distances: (1) South 61 degrees 50 minutes 24 seconds West 335.97 feet to a point; (2) South 33 degrees 36 minutes 39 seconds West 697.30 feet to an iron pin found; (3) South 28 degrees 02 minutes 21 seconds East 64.50 feet to a point; (4) South 50 degrees 52 minutes 39 seconds West 24.80 feet to a point; (5) South 37 degrees 06 minutes 38 seconds East 318.98 feet to a point; (6) South 26 degrees 50 minutes 16 seconds East 165.08 feet to a point; (7) North 60 degrees 03 minutes 32 seconds East 65.85 feet to a point; thence partly along said lands of Liberty Property Limited Partnership and partly along a third other lands now or late of WPT Land 2, LP, South 31 degrees 43 minutes 29 seconds East 1,216.73 feet to a point on the right of way line for limited access of Ramp D of Swedesford Road (S.R. 1002); thence along said legal right of way line of Swedesford Road the following four (4) courses and distances: (1) South 76 degrees 28 minutes 28 seconds West 122.64 feet to a point; (2) South 76 degrees 37 minutes 02 seconds West 145.51 feet to a point of curvature; (3) along a curve to the right having a radius of 3,217.04 feet, an arc length of 495.64 feet and a chord bearing South 81 degrees 01 minutes 51 seconds West 495.15 feet to a point of tangency; (4) South 85 degrees 26 minutes 40 seconds West 168.05 feet to a point on the said Route 202 northerly legal right of way for limited access; thence along said Route 202 northerly legal right of way line the following twenty (20) courses and distances: (1) North 88 degrees 24 minutes 12 seconds West 378.34 feet to a point of offset; (2) North 01 degrees 35 minutes 48 seconds East 35.00 feet to an angle point; (3) North 26 degrees 47 minutes 47 seconds West 83.87 feet to an angle point; (4) South 88 degrees 01 minutes 59 seconds West 302.14 feet to a concrete highway reference monument found, and a non–tangent point of curvature; (5) along a curve to the left having a radius of 3,079.93 feet, an arc length of 440.22 feet and a chord bearing South 87 degrees 30 minutes 07 seconds West 439.84 feet to a point of offset; (6) South 06 degrees 35 minutes 34 seconds East 80.00 feet to a point; (7) along a curve to the left having a radius of 2,999.93 feet, an arc length of 156.10 feet and a chord bearing South 81 degrees 54 minutes 49 seconds West 156.09 feet to a point of offset; (8) South 09 degrees 34 minutes 27 seconds East 10.00 feet to a point; (9) along a curve to the left having a radius of 2,989.93 feet, an arc length of 203.99 feet and a chord bearing South 78 degrees 28 minutes 17 seconds West 203.95 feet to a point of tangency; (10) South 76 degrees 31 minutes 01 seconds West 1,217.63 feet to a point of curvature; (11) along a curve to the right having a radius of 1,785.08 feet, an arc length of 653.07 feet and a chord bearing South 86 degrees 59 minutes 52 seconds West 649.44 feet to a point of tangency; (12) North 82 degrees 31 minutes 17 seconds West 253.11 feet to a point of offset; (13) North 07 degrees 28 minutes 43 seconds East 10.00 feet to a point; (14) North 82 degrees 31 minutes 17 seconds West 250.00 feet to a point of offset; (15) South 07 degrees 28 minutes 43 seconds West 10.00 feet to a point; (16) North 82 degrees 31 minutes 17 seconds West 275.00 feet to a point of offset; (17) North 07 degrees 28 minutes 43 seconds East 150.00 feet to an angle point; (18) South 88 degrees 44 minutes 57 seconds West 362.40 feet to concrete highway reference monument found; (19) South 78 degrees 30 minutes 03 seconds West 292.13 feet to a concrete highway reference monument found; (20) North 82 degrees 31 minutes 17 seconds West 73.69 feet to the aforesaid easterly terminus of legal right of way for township road, and the point and place of beginning; and CONTAINING in area 176.185 acres of land, be the same, more or less.

BEING UPI #'s 42–4–19, 42–4–25.1, 42–4–25.2, 42–4–30 and 42–4–42

ZONING DISTRICT CRITERIA

200 Attachment 7

Table of Development Standards for Mixed Use Districts[1]
Township of East Whiteland
[Amended 9-14-2011 by Ord. No. 234-2011]

Standards	VMX	FC	ROC	O/BP	O/BPS	PO
	District					
Maximum tract density [floor-area ratio (FAR)]	0.7	0.6	1.0	0.5	0.5	0.5
Minimum tract density [floor-area ratio (FAR)]	0.35	-	-	-	-	-
Maximum tract density (units per developable acre)	7	7	10	-	-	-
Minimum tract area (square feet)	10,000	20,000	80,000	80,000	10,000	80,000
Maximum building coverage (% of tract)[2]	55	35	30	25	45	25
Maximum impervious coverage (% of tract)	60	55	50	60	50	60
Central water and sewer facilities required	Yes	Yes	Yes	Yes	Yes	Yes
Maximum height, principal structures (feet)[4]	35	35	45	42[3]	40	42[3]
Maximum height, accessory structures (feet)	16	50% height of tallest principal structure				
Minimum lot width at right-of-way line (feet)	30	60	100	150	40	150
Minimum lot width at building setback line (feet)	40	80	150	200	50	200
Minimum setbacks from streets (feet):						
Any building face to arterial street ultimate right-of-way	50	60	60	60	50	60
Any building face to collector or local street ultimate right-of-way	30	40	40	40	30	40
Any building face to common parking area	10	10	10	10	10	10
Surface parking areas to arterial street ultimate right-of-way	20	30	30	35	20	35
Surface parking areas to collector street ultimate right-of-way	10	15	15	20	10	20
Surface parking areas to local street ultimate right-of-way	10	10	10	15	10	15
Minimum principal structure setbacks from tract perimeter (excluding street frontages)(feet):						
From other like-zoned tracts	10	15	35	35	10	35
From any residential district boundary line	15	35	50	50	35	50
From other district boundary lines	15	20	30	30	20	30
Minimum accessory structure setbacks from tract perimeter (excluding street frontages)(feet):						
From other like-zoned tracts	8	15	35	35	10	35
From any residential district boundary line	10	35	50	50	35	50
From other district boundary lines	10	20	30	30	20	30
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):						
From other like-zoned tracts	5	10	20	20	5	20
From any residential district boundary line	10	30	35	35	20	35
From other district boundary lines	10	15	15	15	10	15
Minimum principal building spacing (feet):						
Window wall to windowless wall	20	20	20	20	20	20
Window wall to window wall						
Front to front	40	50	60	60	40	60
Rear to rear	35	45	55	55	35	55
End to end	25	35	45	45	25	45
Front to rear	40	50	60	60	40	60
Front to end	40	50	60	60	40	60
Rear to end	35	45	55	55	35	55

NOTES:
[1]Development standards for ROC/R Districts are found in § 200-35. Development standards for CGO Districts are found in § 200-39.
[2] Excluding parking structures required to meet minimum off-street parking requirements.
[3] For every one-percent decrease in impervious coverage, building height may be increased one foot to a maximum height of 56 feet.

[4] For those parcels in the O/BP, O/BPS, PO or Turnpike Interchange Overlay Districts that are the site of former quarries and exceeded 50 acres in gross area prior to any subsequent subdivision, where there are severe topographical features and sharp vertical drops in elevation due to many walls or similar features, whether or not there is standing water on the property, the following standards shall apply:
A. For the purpose of calculating the height of a building or other structure, the base elevation shall be that figure which is the mean elevation on a portion of the ground within the parcel that contains at least five acres of contiguous land and that is generally flat with the average slope no more than 5% over this five acre area. The height of any building or other structure on the property may not exceed 45 feet higher than the base elevation, except hotels and/or conference centers, which may not exceed 65 feet higher than the base elevation.
(1) Nothing contained herein shall be construed to permit a greater number of gross usable square feet than would have been authorized if the subject property were flat and rectangular.
(2) In no event shall the height of any building or other structure authorized herein exceed 95 feet. Where the height of any building or other structure located on the site of the former quarries exceeds 45 feet, that building or other structure must be set back at least 150 feet from the tract perimeter boundary line (which distance is inclusive of, and not in addition to, any setback or yard requirements).
(3) Where the height of a building exceeds 85 feet, the color of the parapet of the building shall be earth tone or gray palette.
B. On properties where there is an abandoned quarry and standing water in excess of one acre of lot coverage and severe changes in elevations due to quarry walls, no setback or other dimensional requirement otherwise applicable to the location of buildings and structures near flood hazard areas or Flood Hazard District shall apply.

Table of Development Standards for Residential Districts (Excepting Cluster)
Township of East Whiteland
[Amended 9-14-2011 by Ord. No. 234-2011; 6-11-2014 by Ord. No. 255-2014; 3-11-2015 by Ord. No. 266-2015; 11-9-2015 by Ord. No. 272-2015]

Standards	R-1	R-2	R-3	RM	RMH	RRD
	Districts					
Maximum tract density (units per developable acre)	1.0	2.0	2.5	5.0	12.0[3]	12[15]
Minimum tract area (acres)	1.0	0.5	0.4	2.5	3.5[4]	10
Maximum building coverage (% of tract)	15	20	25	30	35	40
Maximum impervious coverage (% of tract)	30	40	40	45	50	65
Central water and sewer facilities required	No	Yes	Yes	Yes	Yes	Yes
Minimum lot area (square feet)	40,000	20,000	17,000	5,000[1]	3,000[5]	3,000[16]
Maximum height, principal structures (feet)	35	35	35	35	45	50
Maximum height, principal structures (stories)	3.5	3.5	3.5	4	4.5	4.0
Minimum lot width at right-of-way line (feet)	75	55	50	30	20[6]	60
Minimum lot width at building setback line (feet)	150	100	90	40	30[7]	60
Minimum side yard (aggregate)(feet)	50	40	30	17	15[8]	N/A
Minimum side yard (one side)(feet)	25	20	15	8[2]	7[9]	9[17]
Minimum rear yard (feet)	40	35	30	18	15[10]	15[18]
Minimum accessory structures setback from property lines (feet)	10	10	8	7	6[11]	6[19]
Maximum height, accessory structures (feet)	16	16	16	16	16	16
Maximum height, accessory structures (stories)	1.5	1.5	1.5	1.5	1.5	1.5
Minimum setbacks from streets (feet):						
Any building face to existing arterial street ultimate right-of-way	50	50	50	50	50	50
Any building face to existing collector street ultimate right-of-way	50	40	35	35	35	30
Any building face to existing local street ultimate right-of-way	50	40	35	35	35	10
Any building face to common parking area	-	-	-	10	10	10
Surface parking areas to existing arterial street ultimate right-of-way	20	20	20	20	20	20
Surface parking areas to existing collector street ultimate right-of-way	15	15	15	15	15	10
Surface parking areas to existing local street ultimate right-of-way	10	10	10	10	10	10
Minimum building setbacks from tract perimeter (excluding street frontages)(feet):						
From other residential tracts	25	20	15	25	25	100
From nonresidential tracts or district boundary	30	25	20	40	40[12,20]	20
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):						
From other residential tracts	10	10	8	15	15	100
From nonresidential tracts or district boundary	5	5	5	5	5[13]	20
Minimum principal building spacing (feet):						
Window wall to windowless wall	-	-	-	20	15[14]	20
Window wall to window wall:						
Front to front	-	-	-	40	40	40
Rear to rear	-	-	-	36	30	30
End to end	-	-	-	25	20	20
Front to rear	-	-	-	40	40	50
Front to end	-	-	-	40	35	40
Rear to end	-	-	-	35	30	35

NOTES:
[1] Per unit
[2] Common walls for two-family (twin) and attached dwellings excepted.
[3] Maximum tract density (units per developable acts) is 8.5 units per acre when the Turnpike Interchange Overlay District is utilized.

[4] In the Turnpike Interchange Overlay District, a minimum of 75 acres in gross area shall be inquired for RMH Turnpike Interchange Overlay District development.
[5] Per unit for all units that are not developed as individual zero lot line units.
[6] Per unit that are not developed as individual zero lot line units.
[7] Per unit for all units that are not developed as individual zero lot line units.
[8] Per unit for all units that are not developed as individual zero lot line units.
[9] Per unit for all units that are not developed as individual zero lot line units.
[10] Per unit for all units that are not developed as individual zero lot line units.
[11] Per unit for all units that are not developed as individual zero lot line units.
[12] The minimum building setbacks from tract perimeter (excluding street frontages) from nonresidential tracts or district boundaries applicable to the Turnpike Interchange Overlay District shall be 50 feet. Within the Turnpike Interchange Overlay District, said minimum building setbacks from O/BPS Turnpike Interchange Overlay District development may be reduced to 10 feet.
[13] When the Turnpike Interchange Overlay District is utilized, the minimum surface parking area, driveway, interior roadways setbacks from tract perimeter (excluding street frontages) from nonresidential tracts or district boundaries other than O/BPS Turnpike Interchange Overlay District development shall be 40 feet.
[14] Per units that are not developed as individual zero lot line units.
[15] Maximum tract density in the RRD District shall be calculated based upon units per gross tract acre rather than units per developable acre.
[16] Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E. Minimum lot area shall not apply to multifamily dwelling units.
[17] Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E; however, the party wall for attached dwellings shall be excepted from this requirement. Yard area shall not apply to multifamily dwelling units.
[18] Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E. Yard area shall not apply to multifamily dwelling units.
[19] Per unit for all single-family attached dwelling units that are not developed as individual zero lot line units or do not utilize § 200-25.1E. Yard area shall not apply to multifamily dwelling units.
[20] The minimum setback from any nonresidential tract or district boundary may be reduced to 20 feet where an RMH District abuts an OS Open Space District boundary line and the land zoned OS District has been designated as open space or for municipal or recreational use. Where an RMH District abuts an industrial tract or district containing a public utility facility use existing on the effective date of this section, the minimum setback shall be increased to 75 feet along the portion of the tract perimeter abutting the industrial tract or district containing the public utility facility use.

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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NOs.__________
CHESTER VALLEY ENGINEERS, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS, NOR DOES CHESTER VALLEY ENGINEERS, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THERETO:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2207) SUBPART "P", PART 1926/1910 – "EXCAVATIONS, TRENCHING AND SHORING".
(2) "EXCAVATIONS AND TRENCHING OPERATIONS" (OSHA 2226) DATED 1985 (REVISED).

UNIFORM PARCEL IDENTIFIERS: 42-4-19, 42-4-25.1, 42-4-25.2, 42-4-30, 42-4-42

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
J. DAVID SHULA
LAND SURVEYOR
No. 055025-E

NO.	DATE	REVISION
3	3/15/2019	ADD NOTE #15
2	8/24/2018	BOUNDARY PER ADDT'L PINS FOUND AND RTE. 29 R/W PLANS
1	7/27/2018	NOTES AND DESCRIPTIONS

ALTA/NSPS LAND TITLE SURVEY
FOR
DP WHITELAND, LLC
EAST WHITELAND TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA

ChesterValley ENGINEERS, INC.
83 Chestnut Road, P.O. Box 447, Paoli, PA 19301
610-644-4623 | 610-889-3143 Fax
www.chesterv.com

PROJECT NO. 20740
F.B. 1272

SCALE	DATE	DRAWN BY	CHECKED BY	DRAWING
1"=100'	7/20/2018	JHB/JDS	JDS	

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